

**Old Orchard Beach Planning Board Site Walk & Workshop Minutes
August 6, 2009**

**SITE WALK
5:45pm at 5 Spring Street**

SITE WALK: Proposal to establish a Home Occupation Hair Salon at 5 Spring Street. MBL 211-3-2 in the R2 District. Owner and Applicant is Gina Palmitessa.

ROLL CALL: Win Winch, Don Cote, Eber Weinstein. **ABSENT:** Tianna Higgins, Mark Koenigs, Karen Anderson. **STAFF:** Jessica Wagner, Gary Lamb. **APPLICANT:** Gina Palmitessa.

Called to Order at 5:45pm

The Board walked the property and viewed the parking.

Ms. Palmitessa explained that clients would come in through the garage and enter into the salon on the ground level.

Mr. Winch stated that there appeared to be sufficient parking.

ADJOURNMENT at 4:52pm.

**WORKSHOP
6:00pm at Town Hall Council Chambers**

ROLL CALL: Win Winch, Don Cote, Eber Weinstein, Tianna Higgins, Mark Koenigs, Karen Anderson. **STAFF:** Jessica Wagner, Gary Lamb. **APPLICANTS:** Jason Ahearn, Ryan Ahearn, David Ordway.

Called to Order 6:08pm

ITEM 7: Conditional Use & Site Plan Review: Discussion for Final Review: Hid'n Pines Campground proposes to add 54 new full-service campsites at 8 Cascade Road and to expand existing campground in MBL 104-1-4 into MBL 104-1-30 in the Rural District. Owner and Applicant is DGA Enterprises, Agent is BH2M. *(Item order reversed because Item 7 Applicants were only ones present)*

Mr. Lamb showed the site plan and explained the project. He showed the landscaping proposal. He stated that the Board needs to decide whether they feel the planted landscape buffer can be in the required 100ft undisturbed naturally vegetated buffer. He stated that there should be separate discussions & votes for the three areas of the ordinance that need to be addressed. He also added that the Board needs to determine the traffic impact fee.

Ms. Higgins asked if the Applicants had looked at other layouts for the three sites that are closest to the abutting property?

Mr. Jason Ahearn stated that the engineering looked into it, and it isn't feasible to relocate these sites.

Mr. Cote wanted to know if Mr. Lopresti had to have a traffic impact fee paid for Castle Estates. He then stated that it is not in the power of the Town ordinance to keep this land perfectly wooded forever.

Mr. Ordway stated that there is nothing preventing the ordinance from planting 100 hemlocks trees in the buffer zone. These trees naturally grow there. Because you put it in a straight line, that does not turn that from a natural to an unnatural buffer.

Mr. Jason Ahearn stated that the best, most cost effective way would have been to do a privacy fence. However, we did not want to take away the view the abutters have enjoyed in the past.

Mr. Lamb stated that the abutters do not have an application. The board can only listen to the abutters concerns, review the application, and render a decision based on whether or not the proposal meets the ordinance.

ITEM 1: Conditional Use Application: Discussion for Final Review: Proposal to establish a Home Occupation Hair Salon at 5 Spring Street. MBL 211-3-2 in the R2 District. Owner and Applicant is Gina Palmitessa.

Mr. Lamb stated that this is an existing two-family dwelling (duplex). The owner proposes to establish a hair salon on the first floor of one of the units as a Home Occupation. Prior to final Planning Board Approval, this Conditional Use application must comply with Sections 78-1240 and 78-1267. They will need two spaces for the home occupation. The site walk showed that they certainly have adequate parking.

ITEM 2: Conditional Use Application: Discussion for Application completeness: Proposal to approve an existing Accessory Dwelling Unit at 188 Portland Ave. MBL 103-1-23 in the Rural District. Owner and Applicant is Janie Newcomb.

Mr. Lamb stated that in 1987, an above garage apartment was added to a home without proper permitting for an additional dwelling unit. This has been an illegal dwelling unit for over twenty years. The owners now want to sell the property as a two family unit, but cannot until the apartment has Planning Board approval as a legal Accessory Dwelling Unit. This Accessory Dwelling Unit Conditional Use Application is required to meet *Sec. 78-1240 Standards* and *Sec. 78-1272 Accessory dwelling unit*.

ITEM 3: Conditional Use & Site Plan Review: Discussion for Application completeness: Powderhorn Campground (MBL 104-1-1) proposes to expand the maintenance area into MBL 104-1-11 in the Rural District, Applicant is David Ahearn, Agent is BH2M.

Mr. Lamb explained the project: Powderhorn Campground is located at 28 Cascade Road (MBL 104-1-1). The owners would like to expand the new storage and maintenance area into abutting parcel MBL 104-1-11. In order to expand Powderhorn Campground into MBLU 104-1-11, the Applicant must receive a Conditional Use Ruling to use parcel 104-4-11 as a campground and receive Site Plan Approval for the proposed storage maintenance area. The nature of this proposal is similar to the expansion process recently undertaken by neighboring Hid'n Pines Campground.

Ms. Anderson asked if a site walk was necessary.

Mr. Lamb stated that a site walk would be good for the board to do prior to final review.

ITEM 4: Subdivision Amendment: Discussion for Final Review: Proposal to amend Dunegrass Subdivision to move 5 single-family style condominium units from Section B to Wild Dunes Way adjacent to existing Section H. MBL 105A-1-200 in the PMUD District. Owner and Applicant is Ron Boutet, Agent is BH2M.

Mr. Lamb stated that the project would likely be ready for final approval next week. The DEP Stormwater permit has not yet been received. This must be submitted as a condition of final approval.

ITEM 5: Subdivision Amendment: Sketch Plan Discussion: Proposal to amend Dunegrass Section B from 76 multi-family style condo units to 24 single-family style condo units. Located on Wild Dunes Way, MBL 105A-1-B in the PMUD. Applicant is Ron Boutet, Agent is BH2M.

Mr. Lamb explained the project to the Board. Adding that this is only at sketch plan, and the Board will not be asked to vote on the application at the meeting.

ITEM 6: Subdivision Amendment: Discussion for Preliminary Review: Proposal to amend Regis Acres Subdivision (approved 11/8/2007, amended 3/12/2009) from a 4-lot subdivision to a 6-lot subdivision. Located at Ross Rd. and Portland Ave, MBL 103-6-6 in the RD district. Applicant is Ronald Regis, Agent is Northeast Civil Solutions.

Mr. Lamb explained the plans and project to the Board: Regis Acres was originally approved as a 3 lot residential subdivision on November 8, 2007. The applicant intended to sell lots 1 & 2 as lots, and keep lot 3 for future development. Only lots 1 & 2 were fully reviewed as subdivision lots, while lot three was included in the subdivision without a complete review. On March 12, 2009, Regis Acres was amended to add a 4th lot to this subdivision by dividing lot 3 into two separate lots. A full review has been completed for new lots 3 & 4. The applicant is now proposing to amend Regis Acres from a 4-lot subdivision to a 6-lot subdivision. This will be done by creating two new lots within existing lot 3. Lots 5 & 6 are the new proposed lots on the site plan.

Ms. Higgins stated that the drainage easement area encompasses most of lot 5, and does not seem reasonable.

ITEM 8: Discussion & update about Shoreland Zoning & Marina Standards.

Mr. Lamb stated that Shoreland zoning is not far enough along to give to you at this time. Marina standards workshop will be held Monday 24th at 6pm.

GOOD & WELFARE

John Bird, resident asked about the re-instatement of a filling ordinance.

Mr. Lamb stated that this will part of the debate about the amendment in the shoreland zoning ordinance.

ADJOURNMENT at 7:29pm

I, Jessica Wagner, Secretary to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of five (5) pages is a true copy of the original minutes of the Planning Board Site Walk and Workshop on August 6, 2009.